

# \$535,000 - 76401 70 Range Road, Rural Saddle Hills County

MLS® #A2201551

**\$535,000**

4 Bedroom, 2.00 Bathroom, 835 sqft  
Residential on 10.40 Acres

NONE, Rural Saddle Hills County, Alberta

PEACEFUL AND SCENIC! 4 Bedroom 2 bathroom home sprawling 10.4 acres, off of pavement and set up for horses, near Woking, AB! Property has a detached heated double garage w/220v on cement pad and a 5 stall barn with heated waterer. Property is fenced and cross fenced. Home has newer shingles (May 2022), reverse osmosis, and a thermostatically controlled wood stove! Enter the home from the large front deck, perfect for morning coffee. Upstairs, you have an open spaced living room with a South facing bay window; hardwood and tile flooring. The kitchen and eat in dining area have a door to the back deck; great for the BBQ or smoker or watching the horses in the pasture at sunset. The kitchen has been updated with cabinets, counters and custom tile backsplash. The island has plug-ins for convenience. Comes with SS fridge, gas stove w/double ovens, microwave hood fan and dishwasher. Down the hall, two good sized bedrooms and a main 4pc bathroom with tub/shower combo. Downstairs, the wood stove keeps you cozy and two more bedrooms. The primary bedroom is huge and has double closets and a 4 pc ensuite with jetted tub/shower. The fourth bedroom is just down the hall. The laundry and utility room have the water filtration system and pump from the dugout; free municipal water is available and coming; the seller has applied for it. Fibre internet is also on the way.



Cold storage room for all of your canned goods from the garden! Outside, you have a very productive garden, the 24x28 ft garage, 4 horse shelters, many outbuildings and sheds and the 28ft x 35 ft five stall barn w/hay loft and heated waterer. With mail delivery to your driveway and 5 min to the Chinook Valley Golf Course, what more could you ask for? 50 min to Grande Prairie, 18 min to Spirit River. Call to book your viewing today!

Built in 1978

### **Essential Information**

MLS® #	A2201551
Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	10.40
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	76401 70 Range Road
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	31
Zoning	CR

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.